

**KEDE REALTY TRUST
PETITION FOR VARIANCE
APRIL 3, 2006**

The public hearing was held in Stow Town Building and was opened at 7:30 p.m. on the petition filed by **KEDE Realty Trust, Kostas Asprogiannis, Trustee, 156 Great Road, Stow** under Zoning Bylaw Section 7.7.1, "Off-Street Parking and Loading Area Design Requirements", for variance of nine (9) feet to allow setback of 21 feet from Great Road and variance of thirteen (13) feet to allow setback of 17 feet from Dudley Court in connection with parking lot expansion at said address. The property contains 76, 100 sq. ft. and is shown on Stow Property Map R-29 as Parcel 92.

Board members present: Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate), Lee Heron (associate), William Byron (associate).

Ms. Heron chaired and read the notice of hearing as it had appeared in the *Beacon Villager* on March 16 and 23, 2006. Hearing notices had been forwarded to all abutters by certified mail, return receipt. Those in attendance were Daisy Dearborn of Meeting House, Keith and Robyn Daniel of 15 Bradley Lane. Mr. Heron recited the criteria to be met for grant of variance.

Mr. Asprogiannis was present with Steve Poole of Consolidated Design Group. Mr. Poole said the site currently contains Stow House of Pizza, a dentist office and Family Federal Bank. It is planned to enlarge the structure and improve parking. Site plan approval has been granted by the Planning Board for the addition and the parking area, and the Planning Board supports grant of variance as concerns parking lot setbacks. Dudley Court, as shown on the plan, is an unconstructed, discontinued private way that currently serves as access to a dwelling off Bradley Lane. Recently the site grade was reduced at the westerly corner of the lot, and the entrance was relocated easterly to improve sight distance.

The thirty-foot setback required by the Zoning Bylaw would reduce available parking. There is limited parking along the front of the existing structure. To lose that area would cause the public to park at the rear and walk around. The intent is to have patron parking at the front of the building for convenience. A landscaping plan was submitted, some of which has already been implemented. A sidewalk has been installed along Great Road. A rail fence with granite posts is planned, and additional screening will be provided along the road. The grade of the parking area is lower than the road for less visibility. There will be more trees planted along the front and screening along the lot line with the westerly residence and with Dudley Court. The grade drops from 220 feet down to 218, down to 212 and down to 210 at the rear.

Mr. Dwinells asked if existing spaces along the front of the building would be retained. Mr. Poole responded they would be retained for convenience of service and delivery vehicles. Mr. Byron asked what might occupy the expanded building. The response was there will be four retail spaces. The pizza shop will move into a larger space. There are no specific tenants for the others at this time. Mr. Asprogiannis said that current plans are to add a few more tables to the

shop, but no plans for radical expansion. The rear parking is intended for employees. There will be a grassy area for reserve parking, should that become necessary from time to time. Building expansion is limited due to the parking limitations.

Mr. Daniel asked how many parking spaces exist. Mr. Poole replied there are currently 29, and 24 will be added. There is the possibility that 16 could be constructed at the rear in the future. He reminded that parking must comply with the Zoning Bylaw. There will be evergreen screening to shield light from the Dudley Court side. The Planning Board has required the applicant meet with the Light Pollution sub-committee for advice.

Daisy Dearborn, who advised she was representing many residents of Meeting House, said that the applicant is a good neighbor who has listened to their concerns. It is felt his expansion plans will be an asset to the Lower Village area.

Ernest Dodd of the Planning Board appeared briefly and advised that board was in support of the requested variances. The lighting committee will be addressing any concerns in that area.

The Board members planned a site visit for Thursday, April 6th at 9:00 a.m.

The hearing was closed at 7:55 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board